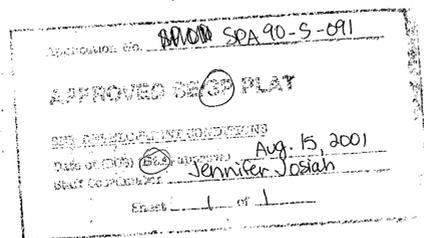
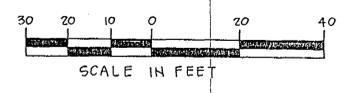


VICINITY MAP
SCALE: 1" = 2000'



- GENERAL NOTES:
- PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 54-4-001-32. IS ADDRESSED AS 13916 BRADDOCK ROAD, CENTREVILLE, VIRGINIA.
 - PROPOSED USE IS A NURSERY/PRE SCHOOL, WITH 86 CHILDREN ENROLLED. THERE WILL BE A MORNING AND AFTERNOON SESSION WITH 42 CHILDREN IN EACH SESSION.
 - EXISTING ZONING IS C-8 AND R-1. AREA OF C-8 IS 10,800 S.F. OR .4946 ACRES. AREA OF R-1 IS 3,516 S.F. OR .0807 ACRES.
 - TOTAL SITE AREA FOR PRESCHOOL IS 24,316 S.F. OR 0.554 AC. 96,555 S.F. OR 2.199 AC.
 - BOUNDARY INFORMATION TAKEN FROM HOUSE LOCATION SURVEY BY BASHAM AND ASSOCIATES, DATE AUGUST 23, 1990
 - TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAPS OF FAIRFAX COUNTY.
 - HEIGHT OF THE EXISTING STRUCTURE IS 24 FEET. EXISTING DWELLING WAS CONSTRUCTED IN THE EARLY 1900'S AND SHALL REMAIN.
 - LOT AND STRUCTURE WERE EXISTING BEFORE 1978 AND CURRENT ZONING ORDINANCE WERE ADOPTED. CERTAIN STANDARDS WILL BE "GRANDFATHERED" BECAUSE OF EXISTING NON-CONFORMING LOT AND STRUCTURES.
 - PARKING INFORMATION: 43 CHILDREN (14 2 SESSIONS) X 0.19 = 16.3 SPACES. USE 17 SPACES REQUIRED, 19 SPACES PROVIDED.
 - EXISTING STRUCTURE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. (SEE HEALTH DEPARTMENT REPORT FOR FURTHER INFORMATION).
 - REQUIRED MINIMUM YARD SETBACK IS: FRONT 40', REAR 25', SIDE-0 EXISTING FRONT SETBACK IS 31.8'
 - MAXIMUM GROSS FLOOD AREA IS 1,270 SF. REQUIRED FLOOR AREA RATIO IS .35. PROPOSED FAR IS 0.064. AREA OF EXISTING STRUCTURE IS 1,270 SF.
 - PROPERTY SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER FAIRFAX COUNTY FLOOD MAPS H & I -16
 - PER THE COMPREHENSIVE PLAN, REPRINT OF JULY 24, 1989, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR ON THIS PROPERTY.
 - OUTDOOR PLAY AREA: 43 CHILDREN X 75 SF = 3,225 SF REQUIRED, 3,325 SF PROVIDED
 - PER THE COMPREHENSIVE PLAN THERE ARE NO TRAILS PLANNED FOR THIS PROPERTY.
 - THERE ARE NO KNOWN GRAVES OR MARKINGS OF A GRAVE ON THE SUBJECT PROPERTY.
 - PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS EXCEPT:
 - A - WAIVER FOR DUSTLESS SURFACE
 - B - WAIVER FOR TRANSITIONAL SCREENING
 - C - WAIVER FOR STORMWATER MANAGEMENT FACILITY. SHOULD THE SWM BE REQUIRED AN UNDERGROUND FACILITY WILL BE PROVIDED.
 - 15% OF THE GROSS AREA SHALL BE LANDSCAPED. OPEN SPACE: 10,800 S.F. (C-8) X 15% = 2,070 S.F. REQUIRED. PROVIDED: 6,300 S.F. = 32% OPEN SPACE (C-8 ZONE.)



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DEPARTMENT OF PLANNING AND ZONING
MAY 8 2001

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BOARD OF ZONING APPEALS
SUPPORT BRANCH

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SPECIAL PERMIT PLAN
FOR
CENTREVILLE PRESCHOOL
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
DATE: FEB. 4, 2001
JOB #
SHEET 1 OF 1
COMP. BY:
DRAWN BY: J.R.H./D.L.S.
H.C. #
DWG. # 030